



## *Community Development Department*

### **RENAISSANCE ZONE AUTHORITY**

#### **MEETING AGENDA**

**October 16, 2012**

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City-County Office Building	4:00 p.m.	Second Floor Conference Room
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- 1. Call to Order**
- 2. Renaissance Zone Project Per-Square-Foot Investment Requirements (Rehabilitation, New Construction & Lease projects) – Discussion**
- 3. Commercial Property Inspection/CORE Technical Assistance – Discussion**
- 4. Renaissance Zone Application Submittal Items – Discussion**
- 5. Exterior Building Improvements – Discussion**
- 6. Other Business**
- 7. Adjourn – Next regular meeting is scheduled for Tuesday, November 20, 2012.**

*Bismarck-Burleigh County Community Development Department*

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## Community Development Department

### MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner

DATE: October 10, 2012 *JT.*

RE: Per Square Foot Investment Requirements

Currently the Bismarck Renaissance Zone Development Plan requires applicants pursuing Renaissance Zone project designation to invest a minimum dollar amount per square foot in the building or space being rehabilitated, in addition to the 50% reinvestment requirement. The current new construction investment is set at \$100.00 per square foot, rehabilitation projects is set at \$25 per square foot and lease projects are required to invest at least \$20.00 per square foot in buildings not previously rehabilitated as Renaissance Zone projects. The current investment rates were established by the Authority in May of 2010.

Staff has researched and analyzed the current market rates for both new construction and remodeling projects. Current averages indicate new construction and remodeling rates around \$175.00 to \$200.00 per square foot. The current rates may be a reflection on the growth the region is experiencing at this time. We as staff commonly receive comments from developers, property owners, design professionals and contractors within the community regarding the demand for contractors and laborers.





## *Community Development Department*

### MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner *JT.*

DATE: October 10, 2012

RE: Commercial Inspections

Previous discussions regarding the possible need for Renaissance Zone Program applicants to obtain a private commercial inspection of the property in conjunction with their application for Renaissance Zone project designation have been on-going. It has been suggested that property owners/applicants could be required to hire a private third-party professional to inspect the property and list the exterior and interior condition of the building, the types of improvements necessary and other elements that would need to be determined by the Renaissance Zone Authority.

It has been suggested that this type of work could also be performed by an architect as an element within the CORE Incentive Program under the Technical Assistance Bank. Concerns were noted with the lack of commercial property inspectors in the region, the potential for consistency with reports and findings offered by inspectors, additional delays in the application process and the financial impacts associated with an inspection.





## *Community Development Department*

### MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner *JT.*

DATE: October 10, 2012

RE: Application and Submittal Items

Recently the application for the Renaissance Zone Program was updated by staff. The previous application offered limited information regarding the documentation and information necessary to completely analyze a project and offer a recommendation as staff. The new application addresses the need for additional submittal items which includes: elevation drawings of each side of the building/property; material samples; the revised goals and objectives of the Bismarck Renaissance Zone Development Plan; required forms provided by the North Dakota Department of Commerce - Division of Community Services; Renaissance Zone Program policies, streetscape and landscape elements; and other information to allow staff and Authority members an opportunity to thoroughly review and understand the proposed project.







Print Form

## RENAISSANCE ZONE PROJECT APPLICATION

### APPLICANT INFORMATION:

Name:

Mailing Address:

### PROJECT INFORMATION:

Street Address:

Legal Description: Lot(s)  Block  Subdivision

Current Property Owner(s):

Current Use of Property:

Parcel Size (square feet):  Total Building Area (square feet):  Number of Stories:

Project Type: ☐ New Construction ☐ Purchase with Major Improvements ☐ Rehabilitation ☐ Historic Rehabilitation

☐ Lease, please mark all that apply: ☐ Expanding Business ☐ New Business ☐ Business Relocating Within the Zone

If this is an expansion of space, please indicate the additional square footage of the new space:

### PROJECT DESCRIPTION:

Brief Project Description:

Any impact of the project on historic properties?  
If yes, please explain:

Anticipated tenant mix:

Current building valuation:  Estimated building valuation upon completion:

Estimated property tax benefit over five years:  Estimated state income tax benefit over five years:

Cost estimate:  Project timetable (start/end dates):

Current number of employees (FTE):  Anticipated number of future employees (FTE):

**CONFIDENTIAL INFORMATION:**

This application is an open record under NDCC 44-04 and will be available to the public for view. Telephone numbers and electronic mail (e-mail) that are provided to the Community Development Department for the purpose of communicating with an applicant are exempt from this requirement and are considered to be confidential and non-public information.

This portion of the application must be completed, but it will be kept separate from the rest of the application and will not be available to the public to review.

**APPLICANT/DEVELOPER:**

Name:

Daytime Phone Number:

Fax Number:

E-mail:

**PROPERTY OWNER(S)- IF DIFFERENT THAN APPLICANT/DEVELOPER:**

Name:

Daytime Phone Number:

Fax Number:

E-mail:

**CONTACT PERSON/AGENT:**

Name:

Daytime Phone Number:

Fax Number:

E-mail:

**DETAILED PROJECT DESCRIPTION:**

Complete project description including all proposed rehabilitation work, both exterior and interior, updates, modifications, additions or removals. Include a full list of proposed exterior materials, colors and alterations. List any streetscape elements and landscaping proposed with the project.

**ADDITIONAL INFORMATION FOR APPLICANTS:**

- A Renaissance Zone Project must be approved by both the City and the State before the qualifying event occurs (purchase, rehabilitation, lease or new construction).
- Any material change to an approved Renaissance Zone Project, including changes to the building materials, building elevations or site design must be approved by the Renaissance Zone Authority. Failure to obtain such approval may result in the denial of incentives upon completion.
- An approved Renaissance Zone Project not completed within 12 months of the anticipated completion date is subject to review by the Renaissance Zone Authority.

**RENAISSANCE ZONE AUTHORITY POLICIES:**

- *The required applicant investment for designation as a Renaissance Zone Project cannot also be used to meet the required applicant investment for any CORE Incentive Grant program.*
- *The required applicant investment for any CORE Incentive Grant program cannot also be used to meet the required applicant investment for designation as a Renaissance Zone project.*
- *An applicant will need to decide which program (CORE or Renaissance Zone) they will apply for.*
- *If an applicant applies for and receives designation as a Renaissance Zone project, the recipient is ineligible for other CORE Incentive Grant programs (except for Technical Assistance Bank, Housing or Signage grants) for the same property during the life of the Renaissance Zone project.*
- *If an applicant receives a CORE Incentive grant, (except for Technical Assistance Bank, Housing or Signage grants) the recipient may not apply for a Renaissance Zone project for a 2 year period after receipt of the CORE Incentive grant.*

**CERTIFICATION:**

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. If the project is a single-family residence, applicant also certifies that the property is his/her primary place of residence. The applicant also understands the written policies regarding the use of the Renaissance Zone Program and the CORE Incentive Programs and the ability of the programs to work independently and/or concurrently.

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Signature

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Date



## SUBMITTAL CHECKLIST

Submitted

Current photos of the property, either digital or hand delivered.

☐ ☐

Proposed building elevations, with exterior building material(s) and color(s) clearly defined for all sides.

☐ ☐

Project timetable, including anticipated start and completion dates.

☐ ☐

Description of how the project meets specific Renaissance Zone goals and objectives.

☐ ☐

Narrative discussing why the applicant wants to participate in the Renaissance Zone Program.

☐ ☐

Completed Business Incentive Agreement (State requirement).

☐ ☐

A Certificate of Good Standing from the Office of the State Tax Commissioner (State requirement).

☐ ☐

Completed Appendix G form (State requirement).

☐ ☐

**Site plan, drawn to scale, that demonstrates the following existing elements:**

Building location and adjacent structures.

☐ ☐

Off-street parking and any landscaping associated with the parking area.

☐ ☐

Streetscape elements including lighting, trash receptacles, benches, landscaping, etc.

☐ ☐

**Proposed building plan showing the following elements:**

Building addition(s) or removal(s).

☐ ☐

Colored building elevation of each side of the building including proposed materials.

☐ ☐

Location of any mechanical, electrical or utility-related equipment.

☐ ☐

**For rehabilitation projects:**

Documentation that the re-investment is no less than 50 percent of the current true and full value of the building and \$25 per square foot for commercial projects or no less than 20 percent of the current true and full value of the building and \$15 per square foot for single-family homes.

☐ ☐

**For new construction projects:**

Documentation that the investment is at least \$75 per square foot.

☐ ☐

**For lease projects:**

Documentation that the investment is at least \$20 per square foot or that the building has been/is being rehabilitated as a separate Renaissance Zone project.

☐ ☐



## **RENAISSANCE GOALS AND OBJECTIVES**

The goals for the Renaissance Zone are consistent with the Central Business District Plan (1993) and will guide future Renaissance Zone projects. The following goals and objectives relate to various components of the downtown environment, including its role and function, economic development, overall form and physical arrangement, transportation, design and appearance. The strategies provide the basic framework for the program and will guide all decisions related to the redevelopment of downtown Bismarck.

### **A. Establish the Renaissance Zone as the Center of Business Life, Government and Cultural Opportunity for Bismarck**

- ☐ 1. Maintain the Zone as a mixed-use area accommodating a wide range of retail, government, service and residential functions.
- ☐ 2. Promote continued support for redevelopment activities in the Zone.
- ☐ 3. Promote and advocate activities and programs that meet the needs of varied age, interest and socioeconomic groups at all times of the day and night throughout the year.
- ☐ 4. Create centrally located public open spaces in the Zone for cultural events and gathering spaces.
- ☐ 5. Create an organized system of open spaces and linkages to provide a framework for the Zone.
- ☐ 6. Locate major cultural facilities such as the library
- ☐ 7. Create an identity for the Zone through consistent and complementary design practices within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts.

### **B. Promote the Renaissance Zone as the Preferred Location for Hotel, Class A Office Buildings, Specialty Retail, Government and Institutional Uses**

- ☐ 1. Examine the possibility of providing incentives, such as financing for new development. Public/private joint ventures and other unique approaches to development should be encouraged.
- ☐ 2. Identify unique businesses, events and other attractions that may be feasible in the Zone.
- ☐ 3. Encourage the location of governmental, financial institutions and other service functions in the Zone.

### **C. Maximize Accessibility of the Renaissance Zone from Throughout the Region and Provide Safe, Convenient and Attractive Circulation Within the Zone.**

- ☐ 1. Provide adequate and convenient on- and off-street parking for all uses within the Zone.
- ☐ 2. Provide adequate and convenient traffic circulation in and around the Zone without disadvantaging its role as a destination
- ☐ 3. Provide for safe, comfortable surface and second level pedestrian circulation within the Zone.

### **D. Arrange Compatible Land Uses in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone**

- ☐ 1. Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses.
- ☐ 2. Concentrate redevelopment in the Zone.
- ☐ 3. New office and retail space should be concentrated around existing buildings.
- ☐ 4. Any new construction should include street level retail.
- ☐ 5. Encourage redevelopment of the upper levels of existing buildings as residential apartments and lots and identify sites for new multi-family residential.
- ☐ 6. Plan for the expansion of major institutional facilities in an orderly manner to minimize the impact on existing land uses.
- ☐ 7. Further explore the opportunity for second level pedestrian walkways.

## **RENAISSANCE GOALS AND OBJECTIVES (continued)**

### **E. Encourage a Zone that Upholds Bismarck's Heritage as well as Recognizes and Takes Advantage of its Pattern of Development**

- ☐ 1. Develop strategies for public and private financing of improvements.
- ☐ 2. Identify potential developers and adaptive reuses for historically significant buildings.
- ☐ 3. Promote historic and unique buildings to potential tenants and tourists.
- ☐ 4. Encourage redevelopment within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts that is at the same rhythm, scale and mass as the existing buildings and circulation network within the Zone.

### **F. Achieve High Quality in the Design and Visual Appearance of the Renaissance Zone**

- ☐ 1. Create a Zone framework that establishes urban, architectural, site design and signage guidelines that reinforce the unique, positive aspects of Bismarck's history and architecture.
- ☐ 2. Utilize the following plans as the framework from which to base redevelopment decisions:
  - \*Central Business District Plan
  - \*Comprehensive Plan
  - \*Renaissance Zone Development Plan
  - \*Streetscape Guidelines for Downtown Bismarck
  - \*Historic Architectural Inventory and Evaluation for Downtown Bismarck, North Dakota
  - \*DC-Downtown Core and DF-Downtown Fringe zoning regulations
- ☐ 3. Preserve the integrity of the city's architectural and open space landmarks, including the Burleigh County Courthouse, historic Northern Pacific train depot, Belle Mehus City Auditorium, World War Memorial Building and the Patterson Hotel.
- ☐ 4. Establish a cohesive system of streetscape treatments that reinforce a sense of human scale and balance between pedestrian and automobile space.
- ☐ 5. Encourage public art in the downtown streetscape and public places that contributes to Bismarck's unique character and sense of place.
- ☐ 6. Continue efforts to promote compliance with the landscaping and screening ordinance and the overall greening of downtown through cooperative efforts with the City Forester and property owners to increase vegetation in downtown.

### **G. Promote the Renaissance Zone as a Location for Increased Housing Opportunities**

- ☐ 1. Promote the Renaissance Zone as a location for new housing opportunities within the community.
- ☐ 2. Initiate a public outreach and educational effort to publicize the use of the Renaissance Zone Program for housing projects, including presentations to organizations such as the Apartment Association, Bismarck-Mandan Board or Realtors, engineering and architectural firms, the IDEA center, Small Business Association title companies and financial lenders.
- ☐ 3. Support the creation of market-rate rental housing and owner-occupied housing choices to create balance in the downtown housing market.
- ☐ 4. Maintain a safe and attractive environment for downtown residents.
- ☐ 5. Maintain the existing infrastructure and support improvements as needed to support an increased downtown population.
- ☐ 6. Support the establishment of a Quiet Rail Zone.
- ☐ 7. Support the continuation of existing retail and the establishment of new retail and service businesses that would bolster a downtown neighborhood, including a marketplace that offers basic food commodities including dairy products, fresh produce and general grocery items.





## Community Development Department

### MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner

DATE: October 10, 2012

RE: Exterior Building Improvements *JT.*

During this year two proposed Renaissance Zone Rehabilitation Projects were brought to the Renaissance Zone Authority. In both cases, the applicants were proposing very little, if any, exterior improvements to buildings located within the Downtown Historic District. Discussions have followed these proposals as to whether the intent of the program is being met in situations where the buildings have visible signs of deterioration or previous modifications that have compromised the historical integrity of the building. One of the findings included in Renaissance Zone Rehabilitation Projects staff reports states, *"The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building."* This language is derived from the State of North Dakota program guidelines.

The City of Fargo's Renaissance Zone Development Plan has a provision that states, *"Appearance Enhancement. If the use of a property is generally appropriate for the area, but the appearance of the property is detrimental to the character of the district, the recommendation for redevelopment may simply be 'appearance enhancement'. The appearance of properties located along major downtown corridors/gateways (i.e., Main Avenue) is considered to be an important component in achieving the ultimate vision for the Renaissance Zone area."*

Looking at the previous projects involving rehabilitation, there are total of 34 Rehabilitation projects, 22 of which made some type of exterior improvements as part of the overall project. See attached spreadsheet for more information.





Project	Applicant	Street Address	Project Type	Exterior Rehabilitation		Type of Exterior Work
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	Yes		New Windows & Refacing Façade with EIFS (3-sides only)
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	No		
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	Yes		Built Stair/Elevator Tower, Roof Improvements and New Windows
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	N/A		
05-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	No		
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	Yes		Complete Historic Rehabilitation
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	Yes		Brick Work, New Windows and Updating Storefront
08-B	Northland Financial	207 East Front Avenue	Lease	N/A		
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	Yes		Building Addition, Replaced Roof, Patio Area
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	Yes		Building Addition
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	Yes		Building Addition
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	Yes		Building Addition and Exterior Updates
13-B	AW Enterprises	216 North 2nd Street	Rehab	No		
14-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	No		
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	Yes		New Window, EIFS, Skylights, Building Addition and Clock Tower
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	N/A		
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	N/A		
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	N/A		
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Yes		New Windows and Some Storefront Remodeling
20-B	American Bank Center	320 North 4th Street	Rehab	Yes		Complete Exterior Modification
21-B	Foot Care Associates PC	310 South 5th Street	Lease	N/A		
22-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	N/A		
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Yes		New Windows and EIFS Update
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	N/A		

Project	Applicant	Street Address	Exterior		Type of Exterior Work
			Project Type	Rehabilitation	
25-B	Makoche Media, LLC	208 North 4th Street	Purchase	No	
26-B	River Q, LLC	312 South 3rd Street	Lease	N/A	
27-B	Gem Group LLC	412 East Main Avenue	Rehab	Yes	Repainting, Sidewalk Vault Infill and Recladding Windows
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	N/A	
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	N/A	
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	N/A	New Construction In Accordance With Downtown Regulations
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	No	
32-B	American Legal Services PC	521 East Main Avenue	Lease	N/A	
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	N/A	
34-B	Larson Latham Heutlle LLP	521 East Main Avenue	Lease	N/A	
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	N/A	
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	N/A	
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	N/A	
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	N/A	
39-B	Westgard Financial Services	501 East Main Avenue	Lease	N/A	
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	No	
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	N/A	
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	N/A	
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	N/A	
44-B	Rick & Theresa Keimele	413 East Broadway	Rehab	Yes	New Windows, Storefront Reconfiguration and Awnings
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	No	
46-B	Westley's Inc.	423 East Broadway	Lease	N/A	
47-B	Depot Associates	401 East Main Avenue	Rehab	Yes	Building Addition to Match Existing Architectural Style
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	N/A	
49-B	T. Casey Cashman	523 North 1st Street	Rehab	No	

Project	Applicant	Street Address	Exterior Rehabilitation			Type of Exterior Work
			Project Type	Rehabilitation	Facade Renovation and Added Additional 3rd Story	
50-B	Starion Financial	333 North 4th Street	Rehab	Yes		
51-B	David Bliss, LLC	521 East Main Avenue	Lease	N/A		
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	N/A		
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	No		
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Yes	Building Addition and Existing Façade Updates to Match Addition	
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	N/A		
56-B	Cavallier Homes, Inc.	408 East Main Avenue	Lease	N/A		
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	N/A		
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Yes	Painted West Façade	
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	N/A		
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	Yes	Reconfigured Main Entry and Brick Work Associated with Entry	
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	N/A		
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	N/A		
63-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	N/A		
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	N/A		
65-B	Suzanne K. Schweigert, P.C.	122 East Broadway	Lease	N/A		
66-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	N/A		
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Yes	Two New Entry Points with Canopies and EIFS Repair	
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	No		
69-B	Jimmy John's	301 South 3rd Street	Lease	N/A		
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	N/A		
71-B	JS Bridal, LLC	115 North 4th Street	Lease	N/A		
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	N/A		
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	N/A		
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	N/A		



Project	Applicant	Street Address	Exterior Rehabilitation		Type of Exterior Work
			Project Type	Rehabilitation	
75-B	613 Development Corporation	401 North 4th Street	New Construction	N/A	
76-B	Spaces, Inc.	122 East Main Avenue	Lease	N/A	
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	No	
78-B	Four-2-Five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/Major	N/A	
79-B	Jennifer I. Davis	522 North 5th Street	Purchase w/Major	N/A	
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	N/A	New Construction In Accordance With Downtown Regulations
81-B	HST, LLC	506/510 East Main Avenue	Rehabilitation	Yes	Extensive Remodel and Building Addition
82-B	Daymarck, LLC	521 East Main Avenue	Lease	N/A	
83-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Yes	Added ADA Accessibility Ramp, New Windows and Door
84-B	Broadway Centre, LLC	100 West Broadway	Lease	N/A	
85-B	Pine Properties, LLC	100 West Broadway	Lease	N/A	
86-B	Pine Investment Company, LLC	100 West Broadway	Lease	N/A	
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	N/A	
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	N/A	
89-B	Pine Oil Company	100 West Broadway	Lease	N/A	
90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Yes	Building Addition To Match Existing Architectural Style
91-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	N/A	
92-B	LBMABMK, LLC dba Drunken Noodle	510 East Main Avenue	Lease	N/A	
93-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	N/A	